

# LOWER CATHEDRAL HILL PLAN

Adopted as part of the Saint Paul Comprehensive Plan

Planning Commission April 8, 1988

City Council July 28, 1988

PLANNING DIVISION  
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT  
CITY HALL ANNEX  
25 WEST FOURTH STREET  
SAINT PAUL, MINNESOTA 55102

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## **I. INTRODUCTION**

### **A. Description of Study Area**

"Lower Cathedral Hill" designates the far western portion of downtown Saint Paul, strategically located along the I-35E corridor. It is bounded less by streets than by four easily identifiable landmarks:

the Saint Paul Cathedral on the northwest;  
United Hospitals on the southwest; the Civic  
Center Arena on the southeast; and St. Joseph's  
Hospital on the northeast.

Map A displays the study area and divides it into three land use subsections. **B.**

### **Purpose of the Plan**

The purpose of this plan is to guide future land use and development in the Lower Cathedral Hill area as changes take place in the next five to ten years. The plan recommends new land use directions and development guidelines to: clarify its land use function as a medical center and medium-density mixed-use zone, improve its visual impact as a gateway to downtown, improve it as a connection between downtown and the western neighborhoods, and preserve historically significant structures and important views of the Cathedral and Capitol.

### **C. Plan Summary**

**Section II, Directions for Land Use**, examines the development history and past plans for the area, describes current land use, and recommends new land use directions.

**Section III, Character of the Lower Cathedral Hill Area**, emphasizes the need to control the visual impact of any new development on the character of the Lower Cathedral Hill Area. Recommendations address the need to emphasize this area as the western gateway to the downtown business district, and to improve the visual and pedestrian connections between the downtown core and western neighborhoods. They also address the need to preserve historically significant structures and significant views of the Cathedral and Capitol.

**Section IV, Plan Implementation**, discusses how the goals, objectives and recommendations of Sections II and III can be implemented through city actions and policy changes.